



State of Ohio Environmental Protection Agency

## Southeast District Office

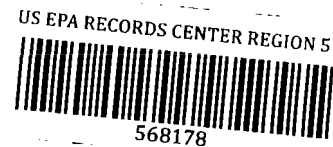
2195 Front Street  
Logan, Ohio 43138-9031  
(614) 385-8501  
FAX (614) 385-6490

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To	VERNETA SIMON	
Co.	US EPA /USE-SJ	
Dept.	CHICAGO	
Fax #	312-353-9176	
From	BOB NEWMAN	
Co.	OH Southland Devel. Group	
Phone	AC 614 354 1902 FAX 353-4425	
Fax #	4425 Hickory Lane Bob Newman Portsmouth, OH 45662-6604	

January 9, 1995

RE: SCIOTO COUNTY  
EMPIRE DETROIT STEEL  
DERR CORRESPONDENCE  
#473-1340

Mr. Philip Prater  
Southern Ohio Port Authority  
Scioto County Courthouse  
Portsmouth, Ohio 45662



Dear Sir:

On December 13, 1994 Ohio EPA took part in a meeting with the mayor of New Boston, representatives from USEPA, Southern Ohio Port Authority, New Boston Industrial Corporation, Armco, developers, and on-site cleanup contractors regarding the old Empire Detroit Steel complex in New Boston. We discussed ongoing cleanup work being conducted in discrete areas of the property as well as future site work and proposed redevelopment.

Ohio EPA strongly supports your efforts and the efforts of the many local officials and state and federal organizations which are promoting and encouraging redevelopment of this and other idle property. During the meeting there appeared to be some concern/confusion regarding Ohio EPA's activities at this site. We have lent support to USEPA to ensure removal of known PCB contamination identified in a few discrete (~ 6 acres) areas of the 130 acre property. PCB contaminated soil is being removed from these areas to restricted land use standards, i.e. manufacturing facility land use. These areas may not be useable for commercial, retail, or residential use without further site work, including possible additional contaminant removal. We understand that these standards are compatible with redevelopment plans for this property. Recently we have become more active at the site, reviewing our records to determine if there is information that suggests other areas of the property may be contaminated. At this time we are unaware of other contamination on the property being considered for redevelopment. However, based on the history of heavy industrial use of this property, the potential for contamination is great. We realize that discovery of contamination can limit the marketability of property. We feel it is most appropriate to identify and remedy any contamination as early as possible so that potential tenants/owners are assured that they are not liable for cleanup costs. We feel this is extremely important to successful redevelopment of property.

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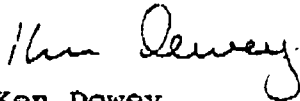
To facilitate successful redevelopment and voluntary cleanup of property, Ohio EPA has created a voluntary action program to implement Senate Bill 221. This program enables the Agency to issue covenants not to sue when a property is investigated and cleaned up pursuant to Agency standards. Such covenants would protect developers and future owners/occupants from liability. The advantage of this program is that the work is not overseen by Ohio EPA, thereby speeding the process. There may also be funding available through Ohio EPA programs to assist in efforts to clean up property for redevelopment. If you are interested in learning more about this program, please contact Jenifer Kwasniewski at 614-644-2279.

USEPA Region V has established a brownfields initiative which may also be of interest to you. Joe Dufficy should be contacted at Region V for more details on this USEPA program.

We hope that we can assist you in your efforts to clean up any contamination on the property so that redevelopment can move forward.

Feel free to contact me with any questions.

Sincerely,



Ken Dewey  
Manager  
Division of Emergency and Remedial Response

KD/mr

cc: Jenifer Kwasniewski, Manager, VAP  
cc: James Warren, Mayor New Boston  
cc: Robert A. Newman, OSDG  
cc: Charles Price, Pres., New Boston Industrial Corp.  
cc: Stuart Bruny, Chief, SEDO  
cc: Jan Carlson, Chief, DERR